

FILE No. 9880  
County Clerk, Victoria County, Texas

FILED

2020 JUN 11 A 9:50

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Victoria County  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

0000009015801

316 BYRON LANE  
VICTORIA, TX 77901

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: September 01, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 27, 2015 and recorded in Document CLERK'S FILE NO. 201508262; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201806583 real property records of VICTORIA County, Texas, with STEVE HERNANDEZ AND MARY LOU HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE HERNANDEZ AND MARY LOU HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$127,645.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

316 BYRON LANE  
VICTORIA, TX 77901

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VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER SEVEN (7), OF FLEETWOOD SUBDIVISION, SECTION 111, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

### NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING LOT NUMBER THIRTEEN(13), IN BLOCK NUMBER ONE (1), OF MAYFAIR TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 52 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/24/2015 and recorded in Document 201504486 real property records of Victoria County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 09/01/2020

Time: 11:00 AM


Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by ANTHONY HUTSON AND HEATHER MARIE HUTSON, provides that it secures the payment of the indebtedness in the original principal amount of \$91,315.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WALLICK & VOLK, INC. is the current mortgagee of the note and deed of trust and WALLICK & VOLK INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is WALLICK & VOLK, INC. c/o WALLICK & VOLK INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED *RD*

2020 JUN 25 P 12: 26

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILE No. 9889  
County Clerk, Victoria County, Texas

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**VICTORIA County**

**Deed of Trust Dated:** July 18, 2013

**Amount:** \$138,890.00

**Grantor(s):** ELIZABETH A PRICKETT and JOHN T PRICKETT

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

**Current Mortgagee:** GUILD MORTGAGE COMPANY

**Mortgagee Address:** GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

**Recording Information:** Document No. 201310299

**Legal Description:** LOT NO. TWENTY-NINE (29), IN BLOCK NO. FIFTEEN (15), OF TANGLEWOOD, SECTION IX, A SUBDIVISION LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 6, PAGE 65, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

**Date of Sale:** September 1, 2020 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAMON PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, MARTHA BOETA, MEGAN YASSI OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

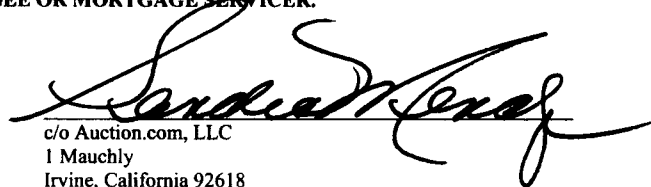
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2020-002125



c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

FILED *RW*

2020 JUL -9 P 12:08

*Debi Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 03/10/2010  
**Grantor(s):** SHARRL H WACKAR AND SPOUSE RHONDA WACKAR  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC , A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$107,025 00  
**Recording Information:** Instrument 201002321  
**Property County:** Victoria  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 204 BRADLEY, TELFERNER, TX 77988

**MORTGAGE SERVICING INFORMATION.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N A  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of September, 2020  
**Time of Sale:** 11 00AM or within three hours thereafter  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust, and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust were declared to be immediately due and payable, and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness, and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that

- 1 The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable
- 2 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice The sale will begin within three hours after that time
- 3 This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust

**FILED**

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*Alicia Escobedo*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

- 4 No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Michael Burns, Tori Jones, or Suzanne Suarez, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by  
Bomial & Associates, P C  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Sandra Mendoza whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 7.23.20 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

By 

Exhibit "A"

BEING 0.66 OF AN ACRE SITUATED IN AND A PART OF THE JOHN RICKER SURVEY, ABSTRACT NO. 284, VICTORIA COUNTY, TEXAS, AND KNOWN AS LOT NUMBERS TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), IN BLOCK NUMBER TWO (2), OF VICTORIA PLAZA (UNRECORDED), AN ADDITION IN VICTORIA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN 0.66 ACRE TRACT RECORDED IN INSTRUMENT NUMBER 200912350 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.66 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND IN THE SOUTHWEST LINE OF BRADLEY STREET FOR THE EAST CORNER OF THIS 0.66 OF AN ACRE, ALSO BEING THE EAST CORNER OF SAID LOT TWELVE (12), BLOCK TWO (2), VICTORIA PLAZA, AND THE NORTH CORNER OF LOT ELEVEN (11), BLOCK TWO (2), VICTORIA PLAZA (OWNED BY MAURILIO HIDALGO),

THENCE, S 53 DEGREES, 45'00" W (BEARING REFERENCE LINE) WITH THE COMMON LINE OF THIS TRACT AND HIDALGO TRACT A DISTANCE OF 119.36 FEET (DEED CALL= 120.00 FEET) TO A IRON ROD FOUND FOR THE SOUTH CORNER OF THIS 0.66 OF AN ACRE,

THENCE, N 36 DEGREES, 24'09" W (DEED CALL= N 36 DEGREES, 15'00" W) WITH THE COMMON LINE OF THIS TRACT AND LOTS 5-2, BLOCK 2, VICTORIA PLAZA A DISTANCE OF 240.00 FEET TO A IRON ROD SET FOR THE WEST CORNER OF THIS 0.66 OF AN ACRE,

THENCE, N 53 DEGREES, 45'01" E WITH THE COMMON LINE OF THIS TRACT AND LOT 15, BLOCK 2, VICTORIA PLAZA, (OWNED BY RICHARD MIKEAL) A DISTANCE OF 120.00 FEET TO A IRON ROD SET FOR THE NORTH CORNER OF THIS 0.66 OF AN ACRE,

THENCE, S 36 DEGREES, 15'00" E WITH THE SOUTHWEST LINE OF BRADLEY STREET A DISTANCE OF 240.00 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.66 OF AN ACRE.

**Return to** Bomial & Associates, P C , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254



# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jonathan Sanchez and Estella Valdez, of Victoria County, Texas, dated April 1, 2014, and duly recorded at 201410555 of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 1, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10 00 o'clock a m and 1 00 o'clock p m of that day (the earliest time at which the sale will occur is 10 00 o'clock a m , and the latest time at which it may occur is 1 00 o'clock p m ), the following-described property, to-wit

Lot 13, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas,

SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property

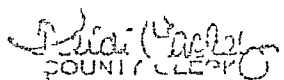
EXECUTED

July 31, 2020

65 FILED

  
Charlie Faupel  
Substitute Trustee

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COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

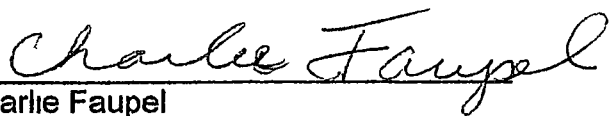
Pursuant to authority conferred upon me by that certain Deed of Trust executed by Adam Daughtrey and wife, Shannon Daughtrey, of Victoria County, Texas, dated July 1, 2011, and duly recorded at \_\_\_\_\_, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 1, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10.00 o'clock a m and 1 00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1.00 o'clock p.m.), the following-described property, to-wit:


Lot 14, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

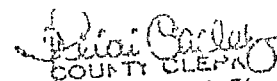
EXECUTED

July 31, 2020.

  
\_\_\_\_\_  
Charlie Faupel  
Substitute Trustee

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2020 AUG -5 A 10:57

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

2020 AUG -6 A 9:02

M. D.

*Patricia Canale*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §  
  §  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 20, 2019, B. J. Davis Builder, Inc. conveyed to Charles R. Collins, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Thirty-Two-R (32-R), in Block Number Six (6), of LAKE FOREST SUBDIVISION SECTION 2, PHASE 1, RESUBDIVISION NO. 4, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 9, Page 36 B-C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$172,000.00 executed by B. J. Davis Builder, Inc. , and made payable to the order of NewFirst National Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201902178 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles R. Collins, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 1, 2020 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse , to the highest bidder. The time at which the sale will begin will be 11:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 5 day of August, 2020.

*Janis L. Scott*  
\_\_\_\_\_  
Janis L. Scott  
Substitute Trustee  
101 W Goodwin, Ste. 700, Victoria, TX 77901



2020 AUG -6 A 9:04

M. D.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*Diana C. ...*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
§  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 20, 2019, B. J. Davis Builder, Inc. conveyed to Charles R. Collins, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Thirty-R (30-R), in Block Number Six (6), of LAKE FOREST SUBDIVISION SECTION 2, PHASE 1, RESUBDIVISION NO. 4, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 9, Page 36 B-C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$172,000.00 executed by B. J. Davis Builder, Inc., and made payable to the order of NewFirst National Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201902176 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles R. Collins, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 1, 2020 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 11:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 5 day of August, 2020.

*Janis L. Scott*  
\_\_\_\_\_  
Janis L. Scott  
Substitute Trustee  
101 W Goodwin, Ste. 700, Victoria, TX 77901

FILED

2020 AUG -6 A 9:05

The State of Texas §

§

KNOW ALL MEN BY THESE PRESENTS:

County of Victoria §

*M.A.*  
*Charles R. Collins*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

WHEREAS, by Deed of Trust dated November 27, 2018, B. J. Davis Builder, Inc. conveyed to Charles R. Collins, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Thirty-Four-R (34-R), in Block Number Six (6), of LAKE FOREST SUBDIVISION SECTION 2, PHASE 1, RESUBDIVISION NO. 4, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 9, Page 36 B-C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$180,000.00 executed by B. J. Davis Builder, Inc. / Mr. B J Davis, and made payable to the order of NewFirst National Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201813637 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles R. Collins, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

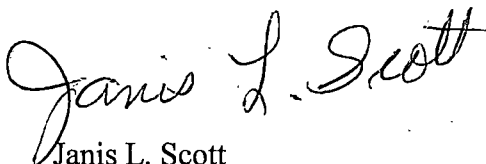
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 1, 2020 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 11:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 5 day of August, 2020.



Janis L. Scott  
Substitute Trustee  
101 W Goodwin, Ste. 700, Victoria, TX 77901

ASNS firm file no. 52666-96016/Davis/NewFirst National Bank

**Notice of Substitute Trustee's Foreclosure Sale**

**FILED**

August 7, 2020

Deed of Trust

2020 AUG -7 A 11:31

Dated: June 1, 2018  
Grantor: PHILLIP D. JOHNS

M.D.  
Victoria County  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Initial Trustee: John Griffin, Jr.

Substitute Trustee: Brendan C. Holm

Lender/Beneficiary: CRAIG LAUGER

Recorded in: Number 201806386, Official Public Records of Victoria County, Texas

Legal Description: BEING Lot Number One (1), in Block Number One (1), of LAUGER SUBDIVISION NO. 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 1C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes ("Property").

SAVE AND EXCEPT, all of the oil, gas and other minerals lying in, on and under the above-described lot, which shall be retained by Vendor and being subject to all easements, reservations, and other matters of record in the Office of the County Clerk of Victoria County, Texas,

Secures: Promissory Note ("Note") in the original principal amount of \$202,500.00, executed by Phillip D. Johns ("Borrower") and payable to the order of Lender, Craig Lauger.

Foreclosure Sale:

Date: Tuesday, September 1, 2020

Time: The sale of the Property will be held at 11:00 a.m. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.



Place: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. As a result of default and pursuant to the terms of the Deed of Trust, Lender, the owner and holder of the Note, appoints Brendan C. Holm as Substitute Trustee, declares the entire indebtedness secured immediately due, and Lender requests Substitute Trustee to sell the Property.

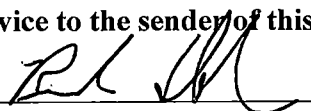
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

  
Brendan C. Holm 8-7-20

Substitute Trustee, Designated by Craig Lauger

FILE No. 9908  
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by CHARLES D WHITE, dated September 9, 2013, and duly recorded as Instrument No 201311265, in the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 1, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10 00 o'clock a m and 1 00 o'clock p m of that day (the earliest time at which the sale will occur is 10 00 o'clock a m , and the latest time at which it may occur is 1 00 o'clock p m ), the following-described property, to-wit

BEING a 2 128 acre tract in the Jose Estevan Galban Survey, Abstract No 34 in Victoria County, Texas and described by metes and bounds in attached Exhibit "A",

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Executed this 10 day of August, 2020

*[Handwritten signature]*

FILED

2020 AUG 10 A 11 07

*[Handwritten signature]*  
COUNTY CLERK  
VICTORIA COUNTY

*[Handwritten signature]*  
HOWARD R MAREK,  
Substitute Trustee  
203 N Liberty  
Victoria, Texas 77901  
361-573-5500 Telephone  
361-570-2184 Facsimile

EXHIBIT 'A'

PART ONE

Legal Description *BEING a 2 128 acre tract in the Jose Estevan Galban Survey, Abstract No 34 in Victoria County Texas and described by metes and bounds in attached Exhibit "A"*

PART TWO

- (a) all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, goods, building and construction materials, supplies, and articles of personal property, of every kind and character, now owned or hereafter acquired by Grantor, which are now or hereafter attached to or situated in, on or about the real estate described in Exhibit "A" attached hereto and incorporated herein by reference (the "Land") and all improvements now or hereafter situated or to be situated on the Land (the "Improvements"), or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for an additions for the foregoing (the properties referred to in this clause (a) being herein sometimes collectively called the "Accessories," all of which are hereby declared to be permanent accessions to the Land),
  
- (b) all (i) plans and specifications for the improvements, (ii) Grantor's rights, but not liability for any breach by Grantor, under all commitments (including any commitment for financing to pay any of the indebtedness secured hereby), insurance policies and other contracts and general intangibles related to the Land and Improvements (collectively called the "Premises") or the Accessories or the operation thereof, (iii) deposits (including but not limited to deposits with respect to utility services to the Premises, and any deposits on reserves hereunder or under any other loan document for taxes, insurance or otherwise), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transaction related to the Premises or the Accessories (iv) permits, licenses, franchises, certificates, developmental rights, commitments and rights for utilities, and other rights and privileges obtained in connection with the Premises or the Accessories, and (v) engineering, accounting, title, legal, and other technical or business data concerning the Premises, which are in the possession of Grantor or in which Grantor can otherwise grant a security interest, and
  
- (c) all proceeds arising of or arising from the properties, rights title, interests referred to above, including but not limited to proceeds of any sale, lease or other disposition thereof, proceeds of each policy of insurance relating thereto (including premium refunds), proceeds of the taking thereof or of any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, by eminent domain or transfer in lieu thereof for public or quasi-public use under any law, any proceeds arising out of any damage thereto

STATE OF TEXAS  
COUNTY OF VICTORIA

Field notes of a 2.128 acre tract of land, being part of an 100.00 acre tract conveyed from W. G. Maroney, et ux, to Donovan White and wife Valasta White by Deed dated September 25, 1959, and recorded in Volume 512, Page 292 of the Deed Records of Victoria County, Texas;

Said 2.128 acre tract is comprised of a portion of the Jose Estevan Galban League, Abstract 34, is situated in Victoria County, Texas, approximately 2 miles southeast of the town of Bloomington, and is described by metes and bounds as follows:

Beginning at a point on the northwest line of said 100.00 acre tract and in the center of a public road (Traylor Road), at the north corner of a 26.67 acre tract, for the west corner of this tract, whence the west corner of said 100.00 acre tract bears S 54° 30' 00" W, a distance of 630.00 feet;

Thence N 54° 30' 00" E with the northwest line of said 100.00 acre tract and the northwest line of this tract, a distance of 50.27 feet to a point for the north corner of this tract;

Thence S 41° 25' 00" E with the northeast line of this tract, at 40 feet pass the southeast right-of-way line of said public road, in all a distance of 1854.00 feet to a point for the east corner of this tract;

Thence S 54° 30' 00" W with the southeast line of said 100.00 acre tract and the southeast line of this tract, a distance of 50.27 feet to a 3/4" iron pipe at the east corner of said 26.67 acre tract, for the south corner of this tract;

Thence N 41° 25' 00" W with the northeast line of said 26.67 acre tract and southwest line of this tract, at 1814.00 feet pass the southeast right-of-way line of said public road, in all a distance of 1854.00 feet to the place of beginning, containing 2.128 acres, more or less, of which 0.046 acres are within the right-of-way of said public road.

Prepared from the Deed Records of Victoria County, Texas,  
this the 31st day of August, 1994

**EXHIBIT "A"**

2020 AUG 10 P 1:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*David Smith*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on July 25 , 2016, William L. Sciba, Jr. and Sandra G. Sciba ("Grantor") executed and delivered a Deed of Trust,(the "Deed of Trust") conveying to David Zalman, as Trustee, the herein below described property to secure Prosperity Bank, in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Official Records Instrument No.201608309 of the Real Property Records, Victoria County, Texas to which reference is hereby made for all purposes, and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and Prosperity Bank (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note, and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed L. David. Smith, , Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, L. David Smith, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on Tuesday, September 1, 2020 The earliest time at which the sale will occur shall be at 11:00 o'clock A.M. and it may take place not later than three hours after said time, and the sale shall take place in the the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto

Being 50.92 acres of land situated in the Phillip Graves Survey, Abstract 168 in Victoria County, Texas, as more particularly described by metes and bounds in a Deed of Trust dated July 25, 2016 executed by Grantors to David Zalman, Trustee recorded at Official Records Instrument No 201608309 in the Office of the Victoria County Clerk to which reference is here made for all pertinent purposes, more commonly known as 19655 US Hwy 77 N Victoria, TX 78404

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER

#### **SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

**L. David. Smith, , Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen**

c/o L. David. Smith  
2618 Kittansett Circle  
Katy Texas 77450  
Telephone. (713) 800-8604  
cell phone: 281-788-3666  
Email: smith@csrlaw.com  
Email: ldslaw7@gmail.com

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 5<sup>th</sup> day of August, 2020

L. David Smith, Substitute Trustee

L David Smith, Substitute Trustee  
2618 Kittansett Circle  
Katy Texas 77450  
Telephone: (713) 800-8604  
Cell phone 281-788-3666  
Email smith@csrlaw.com  
Email ldslaw7@gmail.com

FILE No 9910  
County Clerk, Victoria County, Texas

57 FILED

**Notice of Trustee's Sale**

Date August 11, 2020

2020 AUG 11 A 8:16

Trustee: Stephen A Beal

Street Address for Trustee PO Box 195607, Dallas County, Texas 75219

*Debi Coody*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Current Owner and Holder of the Note and Deed of Trust BP-Residential, L L C

Obligation Real Estate Lien Note dated November 29, 2018, from Maker, Ofelia Fraga De Mott to Payee, BP-Residential, L L C, in the original principal amount of \$75,500 00

Deed of Trust

Date November 29, 2018

Recording Information Filed on December 17, 2018, and recorded under document number 201814291 Official Public Records of VICTORIA County, Texas

Grantor: Ofelia Fraga De Mott

Trustee Stephen A Beal

Beneficiary BP-Residential, L L C

Property Being one (1) lot 69' by 210' out of a one (1) acre tract, more or less, situated in Farm Lot No One (1), in Block No One (1), in Range No. Four (4), East Above Town of Victoria County, Texas, being the same property conveyed in Deeds recorded in Volume 352, Page 427, Deed Records, Victoria County, Texas and under Instrument Numbers 200307225 (Tract II) and 200413837 (Tract II), Official Records, Victoria County, Texas; SAVE AND EXCEPT any portion of subject property contained within the property described in Deed dated April 16, 2006, executed by Fannie H Marshall to the City of Victoria (street widening), recorded under instrument Number 200605951, Official Records, Victoria County, Texas

Date of Sale (first Tuesday of month) September 1, 2020

Time of Sale The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter

Place of Sale. Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust



**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

*Terms of Sale* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

  
STEPHEN A. BEAL, TRUSTEE

FILE No 9911  
County Clerk, Victoria County, Texas

FILED

2020 AUG 11 A 8:17

*Debra O'Connell*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Notice of Trustee's Sale**

Date August 11, 2020

Trustee Stephen A. Beal

Street Address for Trustee. PO BOX 195607 Dallas, TX 75219

Current Owner and Holder of the Note and Deed of Trust BP-Residential, L L C

Obligation. Real Estate Lien Note dated September 8, 2008, from Maker, Roddy M Wilson to Payee, BP-Residential, L L C , in the original principal amount of \$40,500 00

**Deed of Trust**

Date September 8, 2008

Recording Information Filed on September 9, 2008, and recorded under document number 200811046 Official Public Records of VICTORIA County, Texas

Grantor Roddy M Wilson

Trustee Stephen A. Beal

Beneficiary BP-Residential, L L C

Property. BEING Lot Number Ten (10), in Block Number Ten (10), of QUEEN CITY PARK ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 41 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

Date of Sale (first Tuesday of month) September 1, 2020

Time of Sale The sale will begin no earlier than 10 00 AM, and no later than three hours thereafter.

Place of Sale Victoria County Courthouse

Default has occurred under the Deed of Trust The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

*Terms of Sale* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

  
STEPHEN A BEAL, TRUSTEE


FILE No 9912  
County Clerk, Victoria County, Texas  
**Notice of Trustee's Sale**

507 FILED

2020 AUG 11 A 8:15

Date August 11, 2020

Trustee Stephen A Beal

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Street Address for Trustee: 8226 Douglas, Suite 748, Dallas, Texas 75225

Current Owner and Holder of the Note and Deed of Trust BP-Residential, L L C

Obligation Real Estate Lien Note dated March 23, 2012, from Maker, Mr Juan Villareal and Ms Veronica Ramirez to Payee, BP-Residential, L L C , in the original principal amount of \$74,000.00

Deed of Trust

Date March 23, 2012

Recording Information Filed on April 4, 2012, and recorded under document number 201203499 Official Public Records of VICTORIA County, Texas

Grantor Mr Juan Villareal and Ms Veronica Ramirez

Trustee Stephen A Beal

Beneficiary BP-Residential, L L C

Property. Legal Description BEING LOT NUMBER ONE (1), IN CLOCK NUMBER ONE (1) OF MEIGS SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD VOLUME 287, PAGE 257, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS

Date of Sale (first Tuesday of month). September 1, 2020

Time of Sale The sale will begin no earlier than 10 00 AM, and no later than three hours thereafter

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

*Terms of Sale.* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

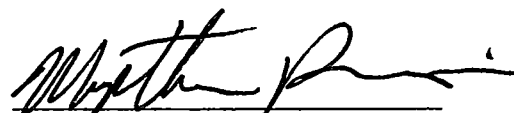
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STEPHEN A. BEAL, TRUSTEE